

**NO TRANSFER
TAX PAID**

WARRANTY DEED

43-48

That we, DAVID T. HALLEE and ELEANOR P. HALLEE, of Waterville, Maine for consideration paid, grant to DOUGLAS HALLEE of Fairfield, Maine, BEVERLY WARD of Port Tobacco, Maryland and DAVID HALLEE of Delray Beach, Florida with **Warranty Covenants**, the land in Waterville, Kennebec County and State of Maine.

SEE ATTACHED EXHIBIT A

WITNESS my hand and seal this 3rd day of May, 2005.

[Signature]

[Signature]
David T. Hallee

[Signature]

[Signature]
Eleanor P. Hallee

**State of Maine
Kennebec, ss**

Then personally appeared the above named David T. Hallee and Eleanor P. Hallee and acknowledge the foregoing instruments to be their free act and deed.

Before me,

[Signature]
Notary Public
JASON M. JABAR

③ J.B.K. Murphy

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EXHIBIT A

Being a certain lot or parcel of land situate in said Waterville and further bounded and described as follows, to wit:

Beginning at a point on the southerly line of Violette Avenue on Plan of Rosemar Park, ten (10) feet westerly along said Violette Avenue from the northwest corner of Lot No. 20 as shown on said plan; thence westerly fifty-five (55) feet along said Violette Avenue to northwest corner of Lot No. 21; thence southerly at right angles one hundred eighteen (118) feet to southwest corner of Lot No. 21; thence easterly along the southerly line of Lot No. 21, fifty-five (55) feet to a point ten (10) feet westerly of the southwest corner of Lot No. 20; thence northerly at right angles one hundred eighteen (118) feet to the point of beginning. Meaning to convey the westerly fifty-five (55) feet of Lot No. 21, excluding the ten (10) foot strip along the east side of Lot No. 21, making this conveyance a lot fifty-five (55) feet by one hundred eighteen (118) feet, on plan of Rosemar Park as amended, made by L.M. Violette Co. Inc., April, 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to David T. Hallee and Eleanor P. Hallee from Leo F. Poulin by Warranty Deed dated September 6, 1956 and recorded in the Kennebec County Registry of Deeds in Book 1058 Pages 405 and 406.

This conveyance is made upon the express conditions and subject to the following restrictions:

- (1) That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue or within five (5) feet of either the east or west boundary line;
- (2) That no residences for more than two families will be built thereon;
- (3) That no trade or business will be carried on thereon;
- (4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;

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- (5) That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
- (6) That no dwelling house costing less than six thousand (\$6,000) Dollars shall be built thereon.

Grantors herein retain a life estate in said property. Grantors will be responsible for taxes, maintenance and insurance.

Received Kennebec SS.
05/19/2005 8:13AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS